

CERTIFICATE OF APPROPRIATENESS

Application Date: September 24, 2021

Applicant: Sarah Hannah, Four Square Design Studio, agent for Sarah Abare, owner.

Property: 1233 Rutland Street, lot 4, block 183, Houston Heights Subdivision. The property consists of a one-story single-family residence situated 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow-style residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – Window, Revision to existing COA

- *Addition/Alterations previously reviewed by HAHC 11/17/21, HP2021_0289*
- *HAHC action: Approval with conditions: that the north facing window in the front room can't be opened until staff verifies during construction that there is proof of that windows opening's existence. Staff member Arslan confirmed this opening is approved.*
- Revision includes new opening on south side elevation, located towards the front.
- Interior framing shows evidence of full-size window (see interior photo), most likely 35-3/8" W x 64"
- Applicant proposes 32.75" x 18" vinyl awning window in the location.
- **Information subject to change before final report**

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation:

HAHC Action:

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale, material and character of the property and the context area; and
<i>Type and material of the proposed awning window are not compatible with character of the property.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. |

HEIGHTS DESIGN GUIDELINES

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|--------------------------|--------------------------|--------------------------|---|



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification

- Contributing
- Non-Contributing
- Park



1233 Rutland Street

INVENTORY PHOTO



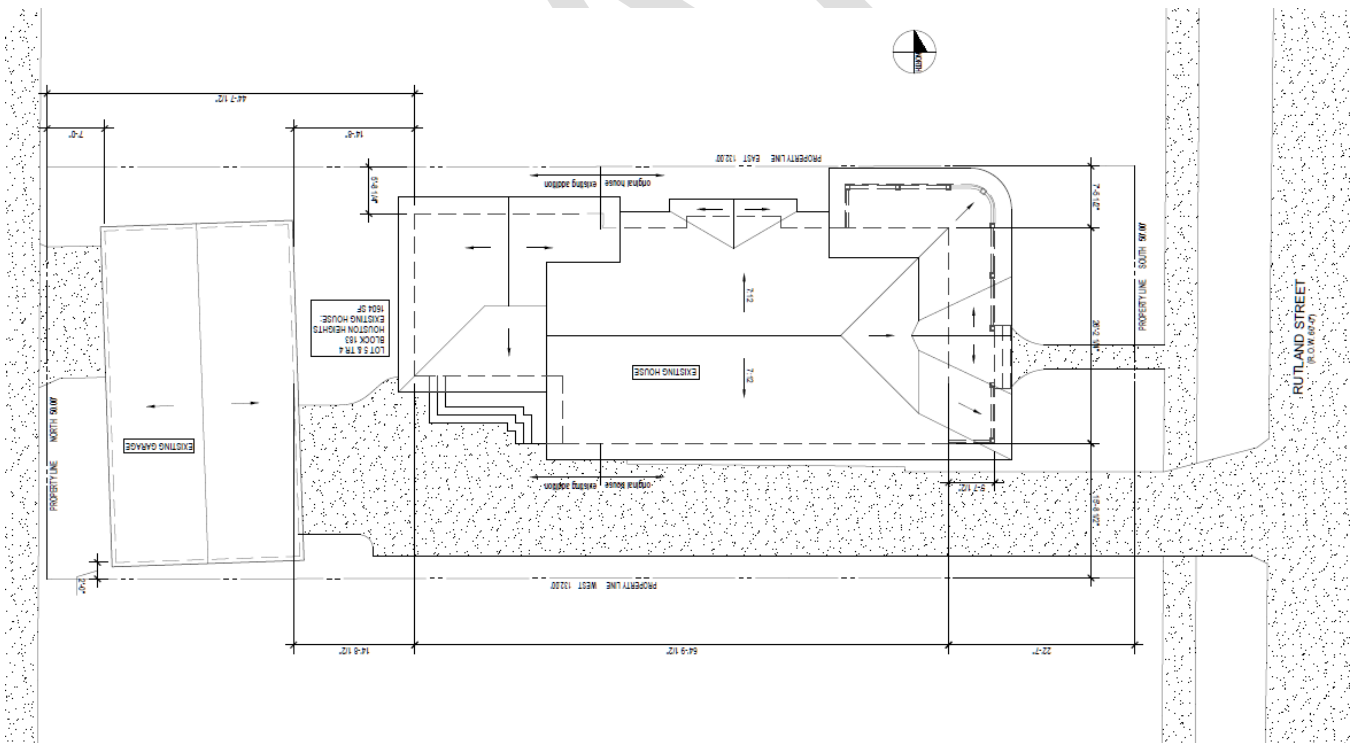
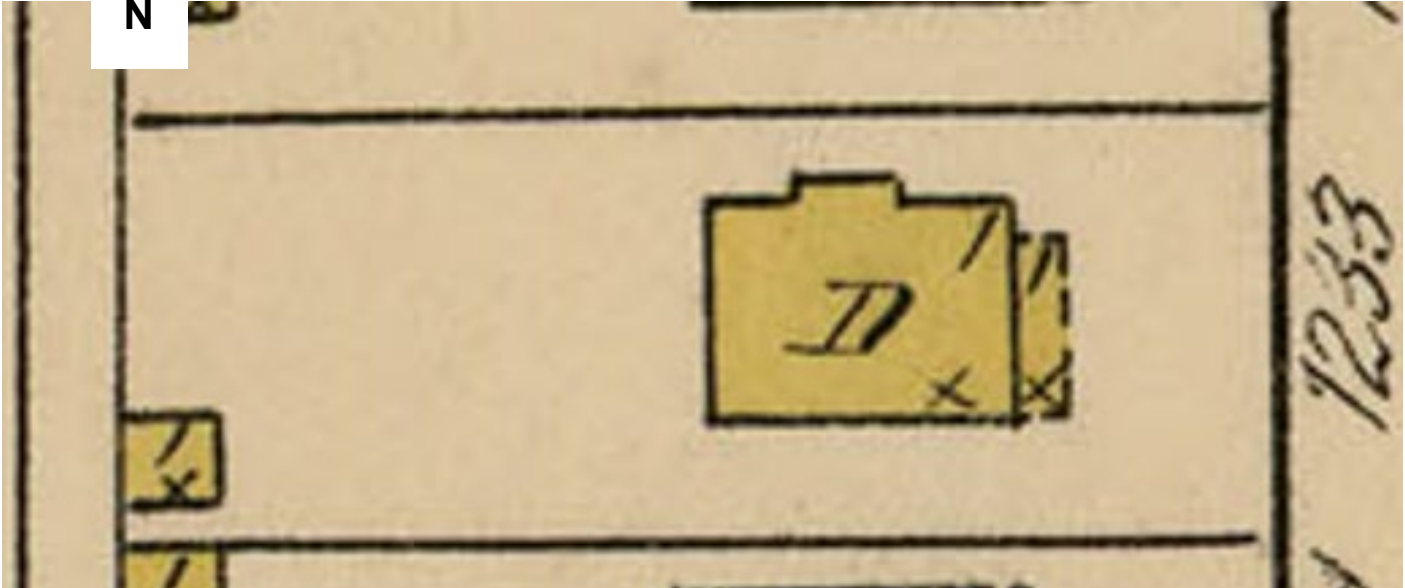
CURRENT PHOTOS



CURRENT PHOTOS (MARCH 2022)



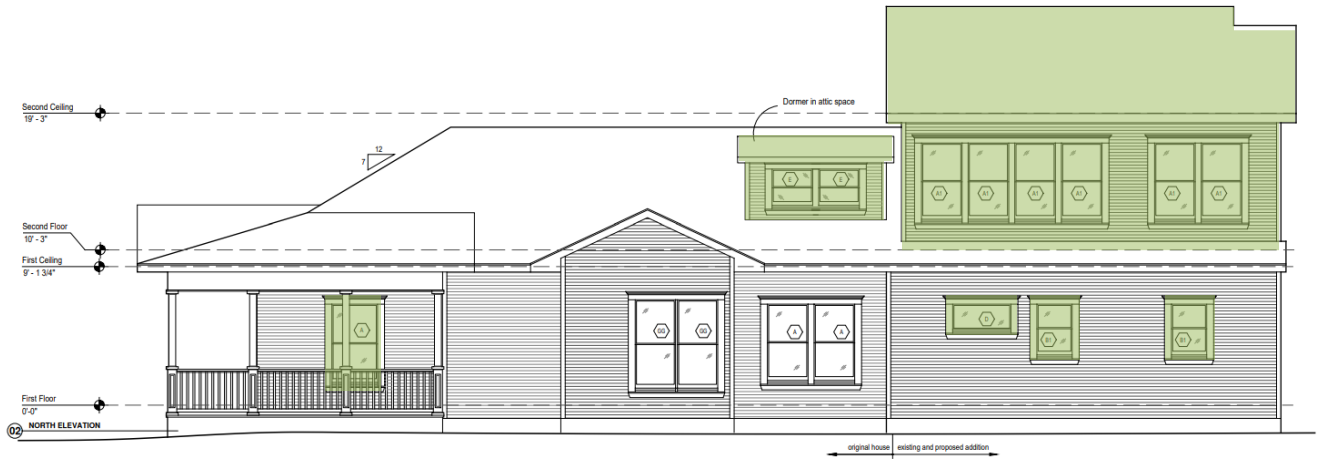
SANBORN MAP



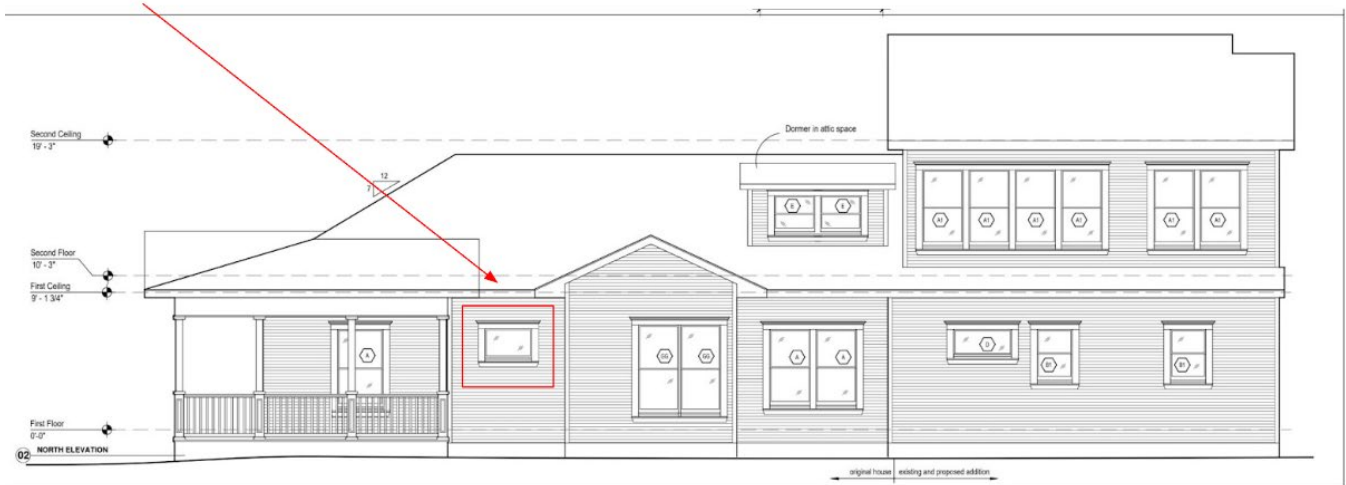
SOUTH SIDE ELEVATION
EXISTING



PREVIOUSLY PROPOSED – 11/17/21 Approved w/ Conditions by HAHC



CURRENT PROPOSAL
Proposed Northern Side View with New Window

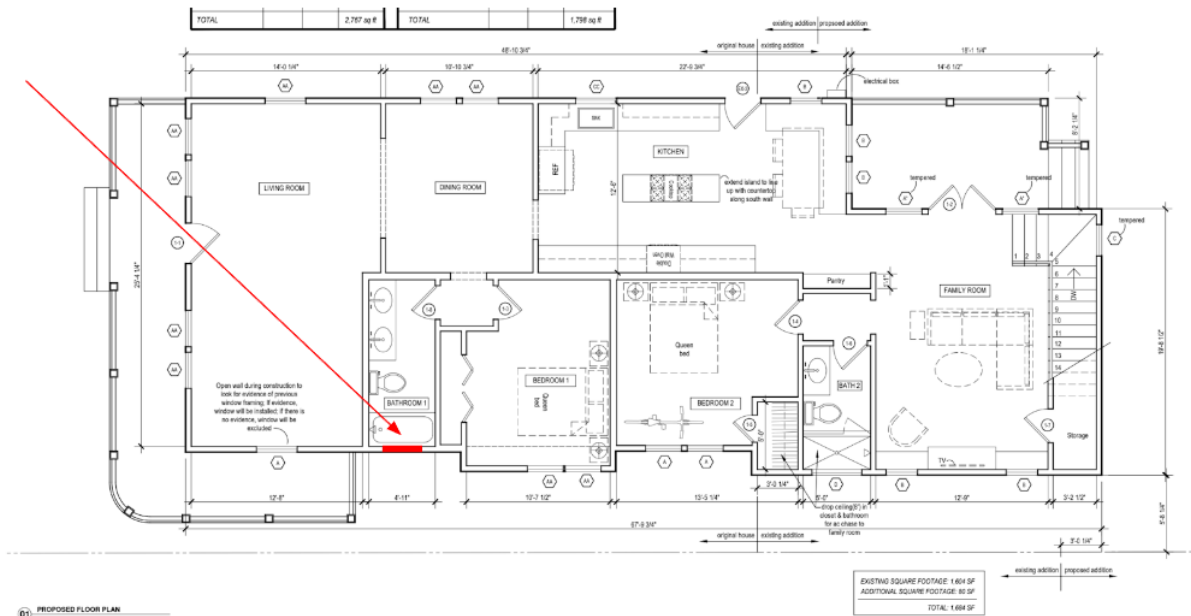


Add a window to the first floor bathroom. During construction, we discovered a window frame under the sheet rock in the bathroom. Knowing that there used to be a window there, we are requesting permission to bring the room closer to its original state by adding a new window. We propose adding a window that is the same width as the other windows throughout the house (32"). Here is a slide deck showing the location of the bathroom, the wall in question, and the proposed window:

https://docs.google.com/presentation/d/1JJHsReOJnEkqUd3BK_2AQyD95o2GOYN4JImPWB6X36Y/edit?usp=sharing



Proposed Downstairs Floor Plan with New Window



PROPOSED FLOOR PLAN

TAFCO WINDOWS
31.75 in. x 18 in. Awning Vinyl Insulated Window with Screen - White

★★★★★ (803) Questions & Answers (194)



Hover Image to Zoom

Houston Archaeological & Historical Commission

November 17, 2021

HP2021_0289

WINDOW AND DOOR SCHEDULES

WINDOW AND DOOR SCHEDULES

Abare Carlberg Residence: 1233 Rutland St, Houston, TX 77008
September 24, 2021

- Notes:
1. All windows are Jeld-Wen Sitrine all-wood double hung windows, unless noted otherwise
 2. All dimensions are frame sizes
 3. Verify all dimensions with owner/designer prior to placing window order
 4. Rough opening to be determined per manufacturer
 5. Verify sill height during framing.
 6. Temper where required
 7. All interior doors are painted solid wood 2-panel doors, unless noted otherwise

PREVIOUSLY APPROVED WINDOW AND DOOR SCHEDULES – All Wood Double Hung

WINDOW AND DOOR SCHEDULES

Abare Carlberg Residence: 1233 Rutland St, Houston, TX 77008
September 24, 2021

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 2. All dimensions are frame sizes
 3. Verify all dimensions with owner/designer prior to placing window order
 4. Rough opening to be determined per manufacturer
 5. Verify sill height during framing.
 6. Temper where required
 7. All interior doors are painted solid wood 2-panel doors, unless noted otherwise

PROPOSED WINDOW SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	FRAME WIDTH	FRAME HEIGHT	Top of sill, A.F.F.	NOTES
A	5	Living room, bedroom 2, & family room	Double-hung	35-3/8"	64"	19-3/4"	Model no. SWD3564, meets egress
A1	6	Master bedroom & upstairs landing	Double-hung	35-3/8"	64"	24"	Model no. SWD3564
B	5	breakfast nook & family room	Double-hung	31-3/8"	44"	39-3/4"	Model no. SWD3144
C	2	stairs	Double-hung	31-3/8"	64"	24"	Model no. SWD3164
D	1	Bathroom 2	fixed	49-3/8"	24"	60"	Model no. SCDP4924
E	3	Dormers	Double-hung	35-3/8"	36"	40"	Model no. SWD3536
F	1	Master bathroom shower	fixed, octagon	24"	24"	60-1/2"	Jeldwen 24" octagon window

PROPOSED DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
1-1	1	Front entry	Exterior swing door	3'	6'-8"	Exterior lock set; finish TBD	Painted, solid wood, half lite door
1-2	1	Family room	Exterior Swing french doors	5' (two 2'6" doors)	6'-8"	Exterior lock set; finish TBD	full light doors

CURRENT WINDOW SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	FRAME WIDTH	FRAME HEIGHT	Top of sill, A.F.F.	NOTES
AA	11	Various	Double-hung	35-3/8"	64"	19-3/4"	2 at back out house to be removed, the rest to remain
BB	1	Bedroom 2	Double-hung	35-3/8"	36"	51-3/4"	To be removed
CC	1	Kitchen	Double-hung	35-3/8"	44"	45"	Existing to remain
DD	3	Master bedroom	Double-hung	31-3/8"	36"	47"	To be removed
EE	1	Master bathroom	Double-hung	20-1/4"	36"	46"	To be removed

CURRENT DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
EX-1	1	Front entry	Exterior Swing door	3'	6'-8"		non-original door to be replaced with half lite door
EX-2	1	Kitchen side door	Exterior Swing door	2'-8"	6'-8"		Existing to remain
EX-3	1	Master bedroom	Exterior Swing french doors	70"	6'-8"		To be removed

ATTACHMENT A

PREVIOUS COA

DRAFT

CERTIFICATE OF APPROPRIATENESS

Application Date: September 24, 2021

Applicant: Sarah Hannah, Four Square Design Studio, agent for Sarah Abare, owner.

Property: 1233 Rutland Street, lot 4, block 183, Houston Heights Subdivision. The property consists of a one-story single-family residence situated 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow-style residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition

The applicant is proposing to add an additional 560 square feet to bring the total square footage of the house to 2,164 sq ft. Breakdown of the addition is as follows:

- o 80 square feet on the first floor to the back of the previous addition
- o 480 square feet on the second floor (behind the original house and over the non-original addition).

- The original back corners of the house remain after the previous addition.
- The second story addition is behind the original house and steps in 3'11" from the south wall.
- The addition will feature painted 117 wood siding and double hung, 1/1 windows to match existing. All windows will be inset and recessed into the wall openings.
- The new gabled roof at the addition will match the existing composition roofing material and match the existing 7-over-12 slope.
- The non-original decorative glass front door will be replaced with a new, painted solid wood half-lite door.
- Opening a north facing window that will be located at the front room. See Attachment A for applicant's material that support that there was a window there in the past.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: that the north facing window in the front room can't be opened until staff verifies during construction that there is proof of that window opening's existence.

HAHC Action: Approval with conditions: that the north facing window in the front room can't be opened until staff verifies during construction that there is proof of that window opening's existence.

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: November 17, 2021



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

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- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
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HEIGHTS DESIGN GUIDELINES

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

S D NA

S - satisfies D - does not satisfy NA - not applicable

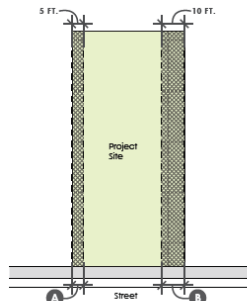
HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600 SF
Proposed Lot Coverage: 2,585 SF
Proposed Percentage: .39%

Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
A	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (N): 5'-8 1/4" SF
Proposed side setback (S): 15'-8 1/2" SF
Cumulative side setback: 24'-4 3/4" SF

-

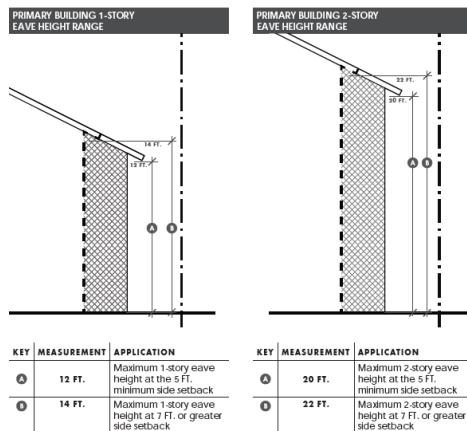
Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600sqft
Proposed FAR: .44
Total square footage: 2,909

-

Eave Height (Addition and New Construction)



Proposed eave height: 20'-11"
Proposed Ridge height is 28'-7 1/2"

-

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 30"
Proposed first floor plate height: 9'-1 3/4"
Proposed second floor plate height: 9'

Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: 11'



INVENTORY PHOTO



CONTEXT AREA



Figure 2- 1235 Rutland, next door neighbor.



Figure 21- 1231 Rutland, next door neighbor.

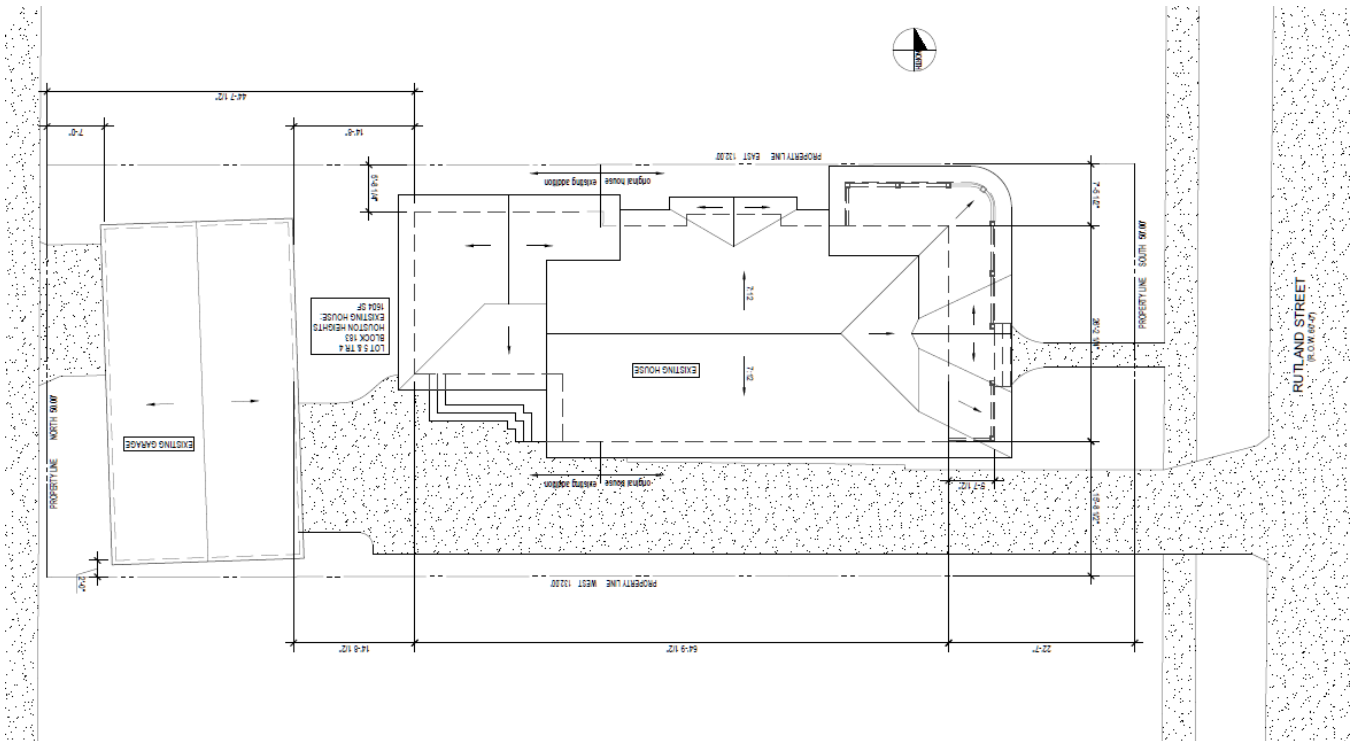
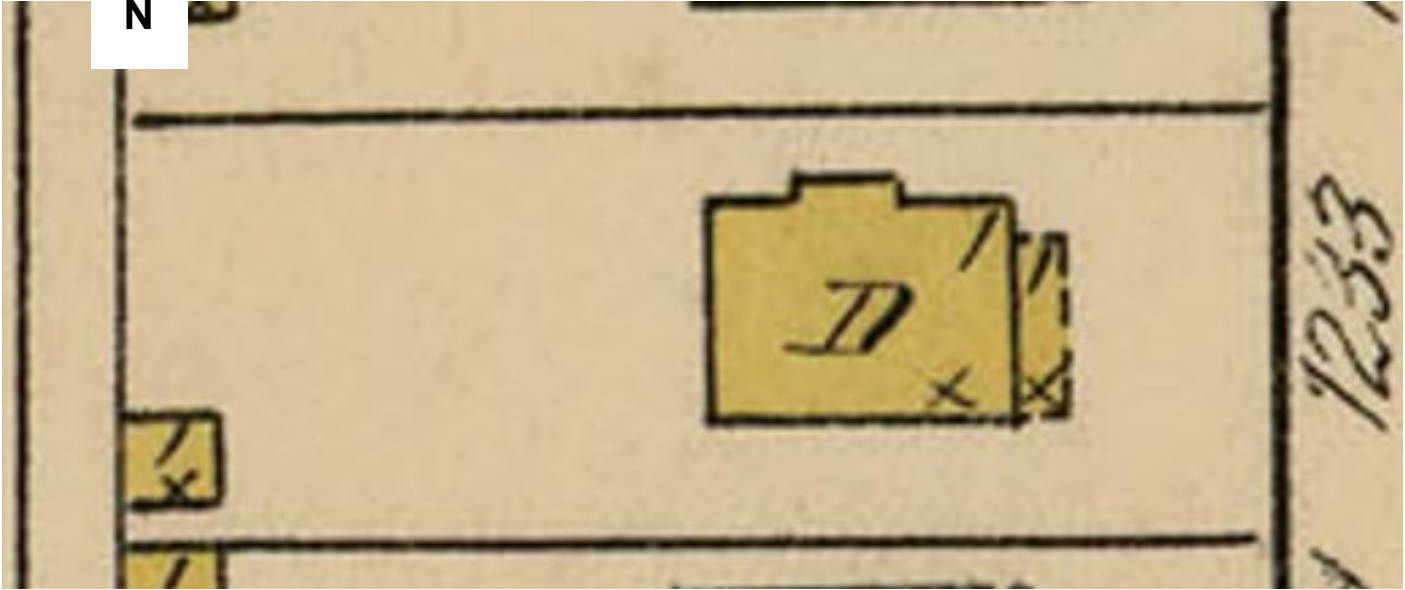


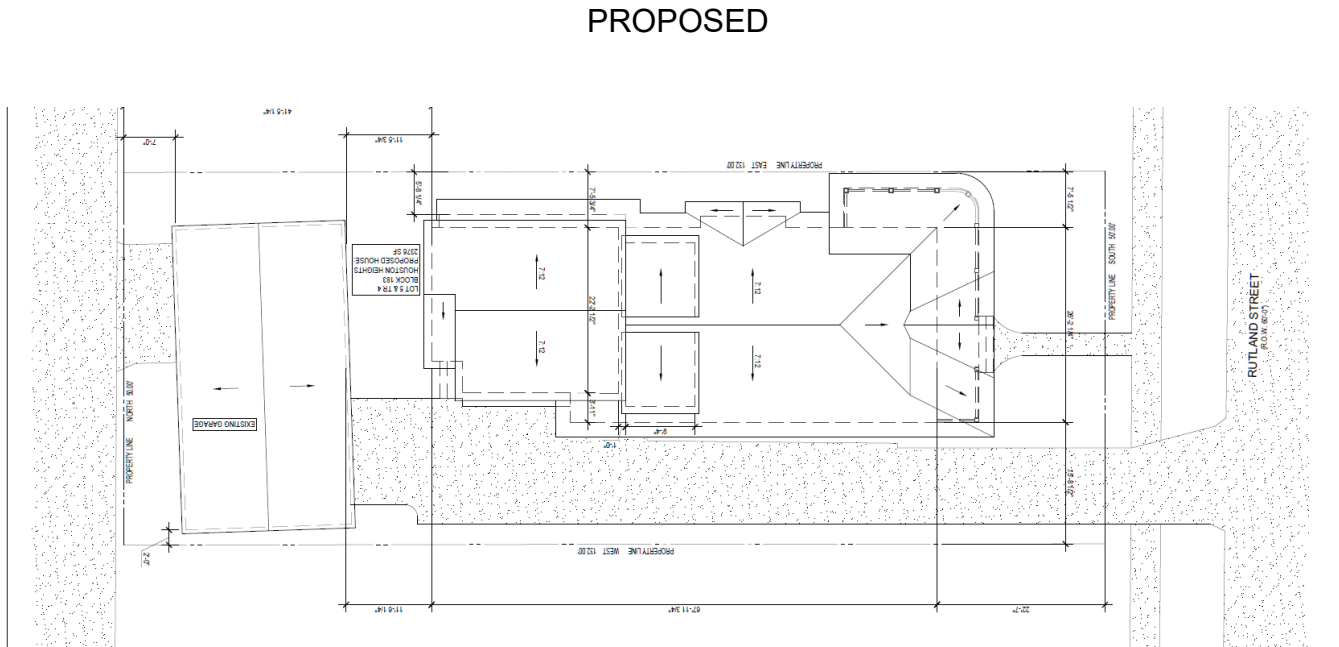
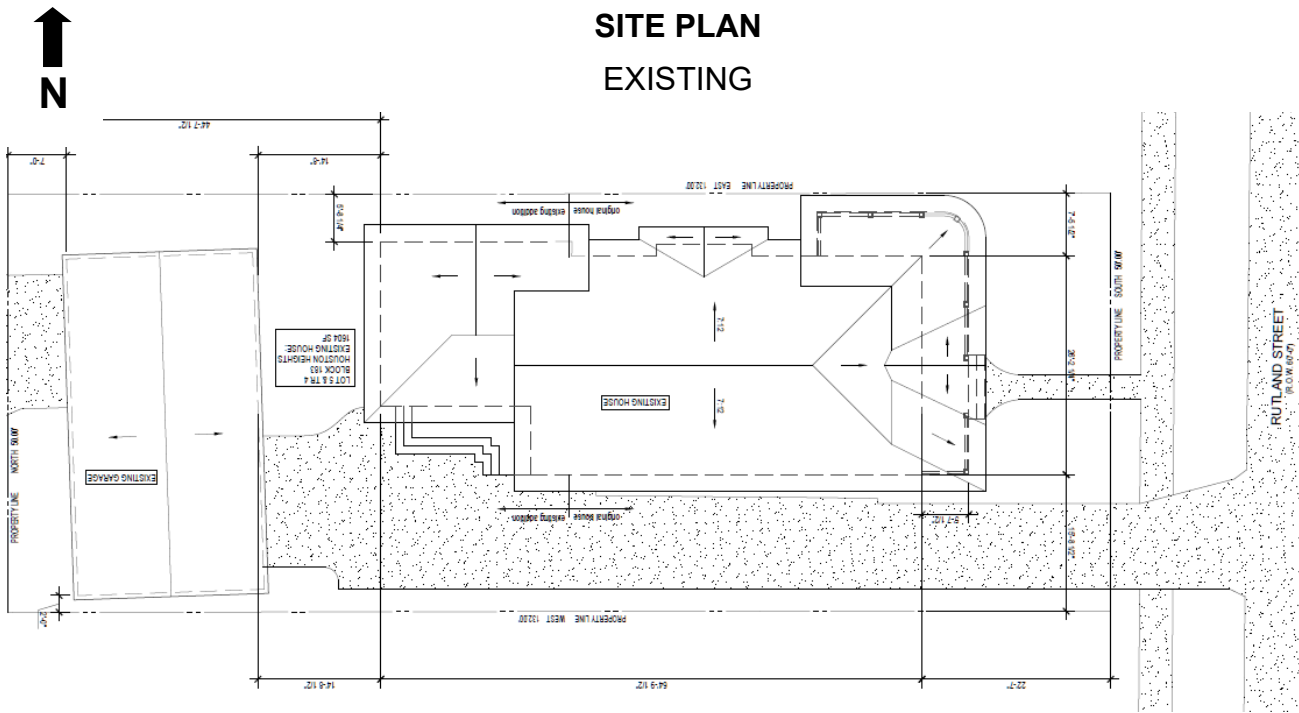
Figure 3- 1236 Rutland, across the street neighbor



Figure 4- 1234 Rutland, across the street neighbor

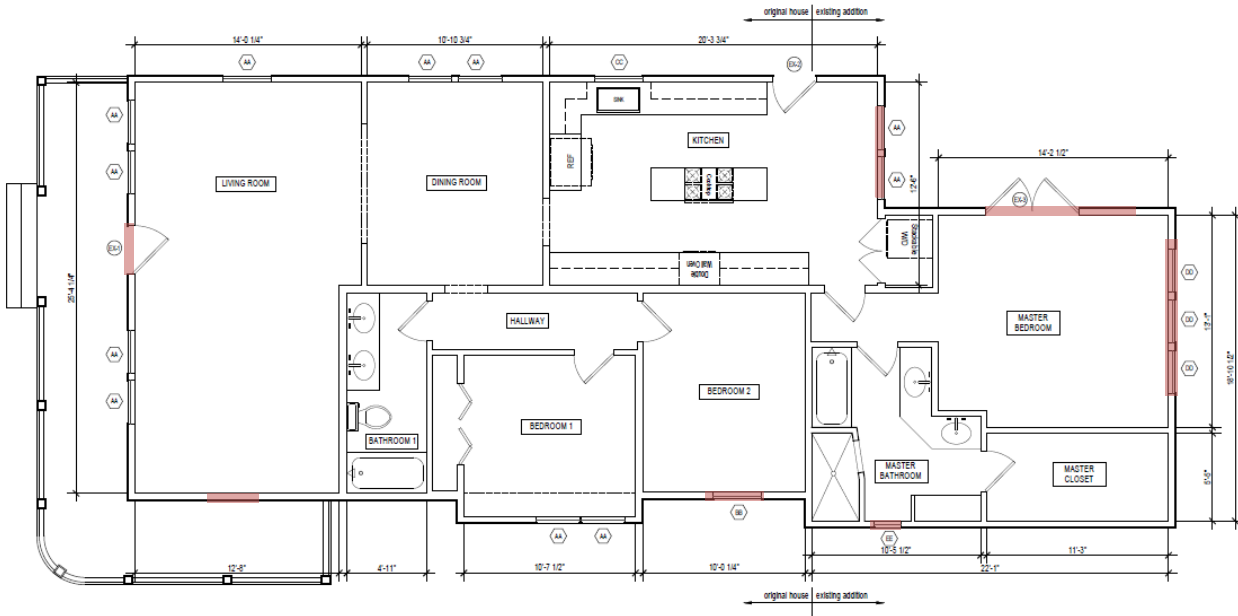
SANBORN MAP



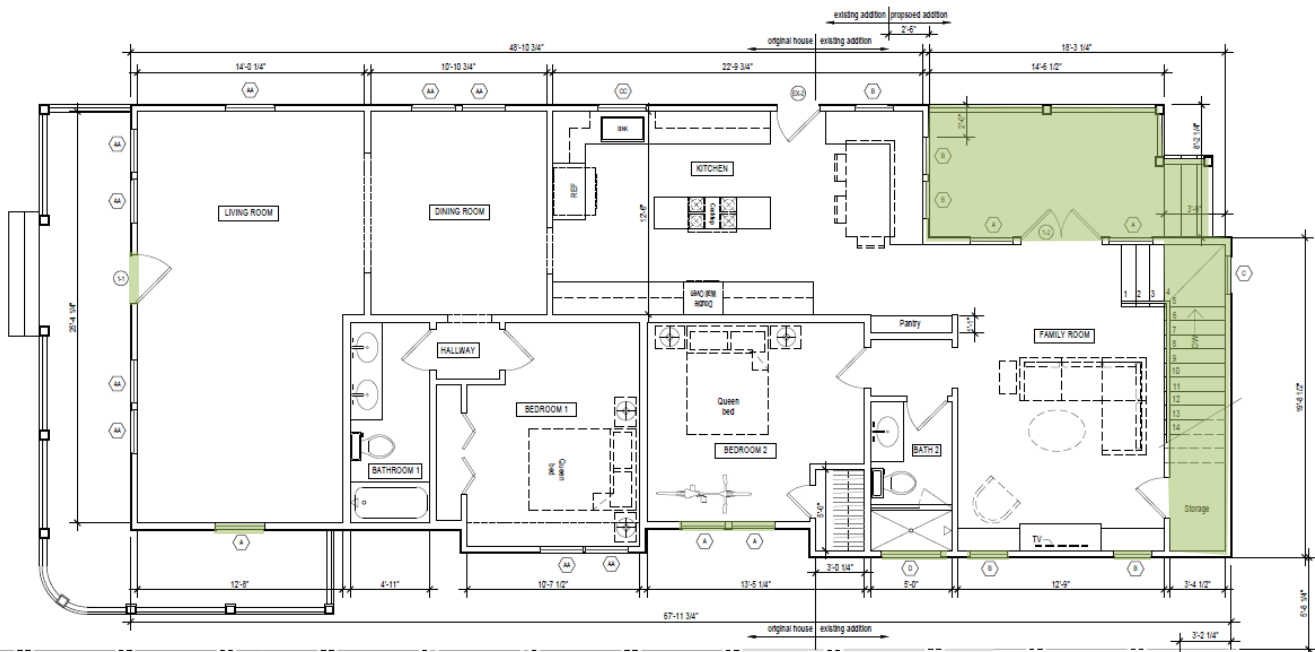




FIRST FLOOR PLAN EXISTING



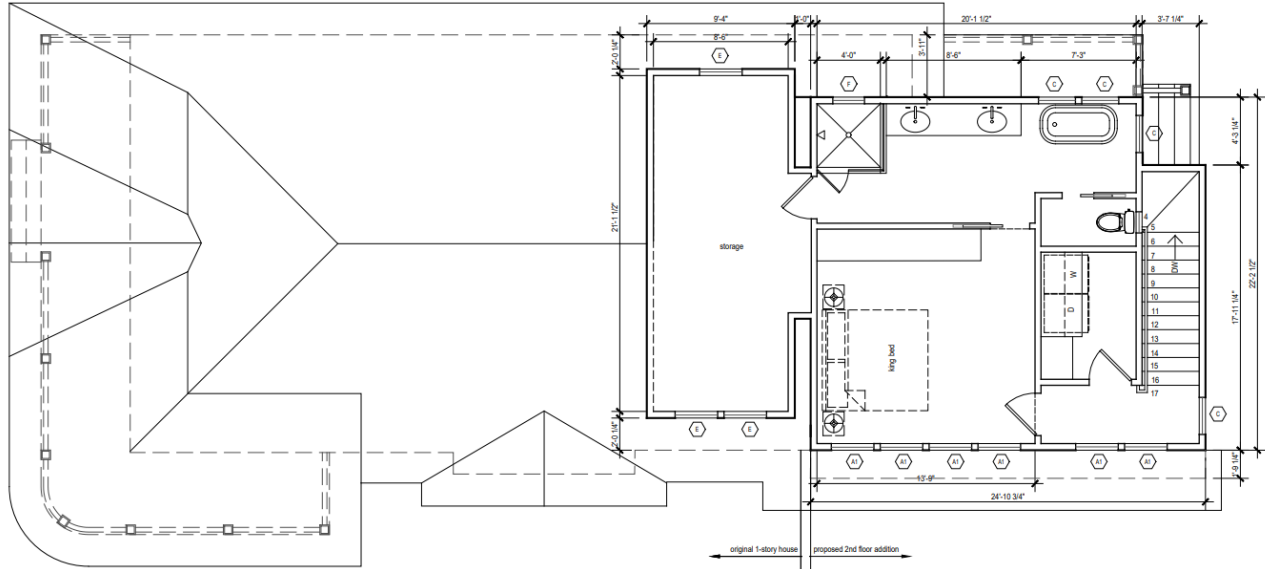
PROPOSED



EXISTING SQUARE FOOTAGE: 1,804 SF
ADDITIONAL SQUARE FOOTAGE: 84 SF



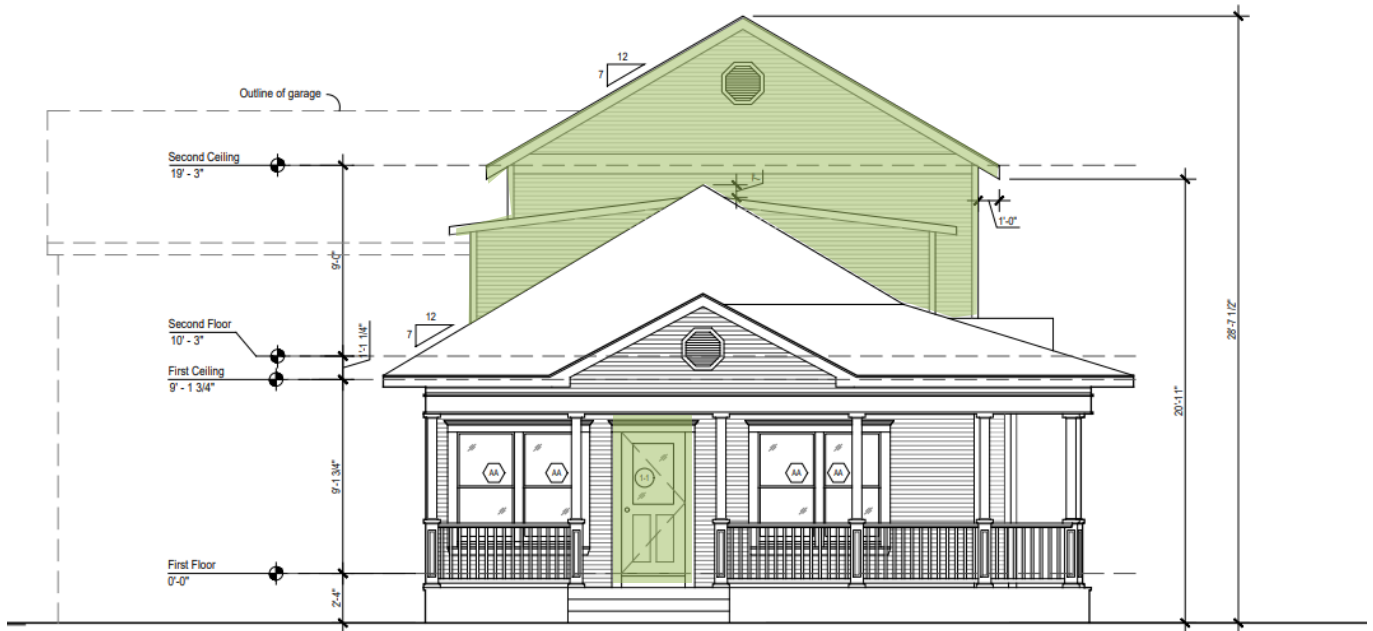
SECOND FLOOR PLAN
PROPOSED



EAST ELEVATION – FRONT FACING RUTLAND
 EXISTING



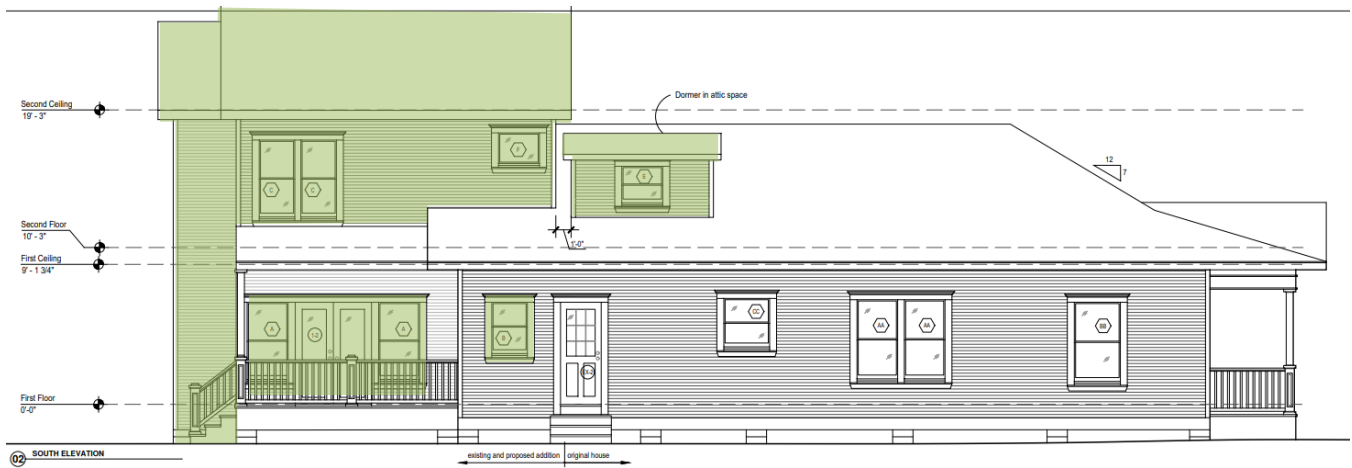
PROPOSED



SOUTH SIDE ELEVATION
EXISTING



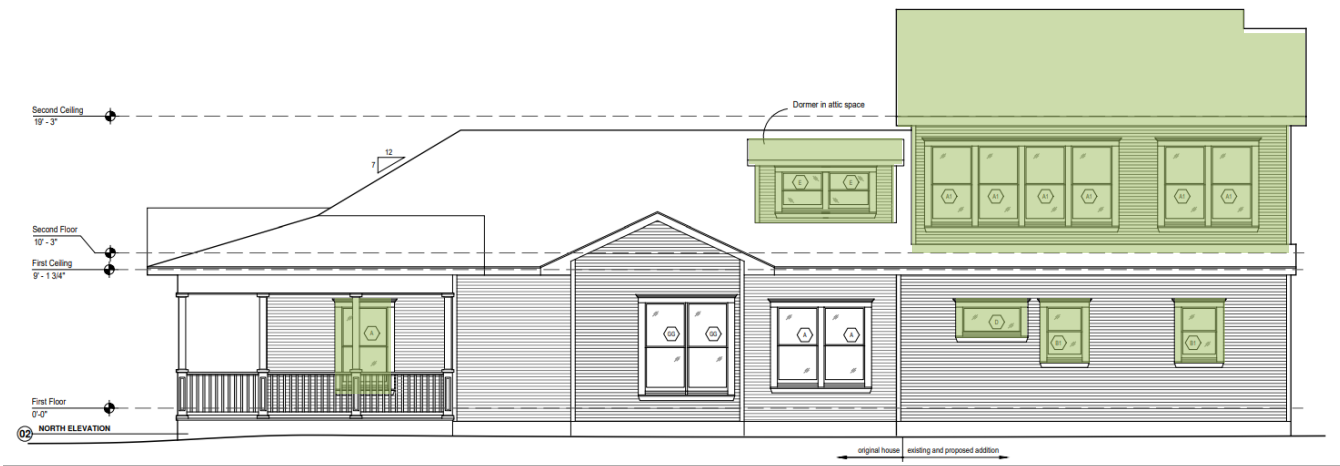
PROPOSED



NORTH SIDE ELEVATION
EXISTING



PROPOSED



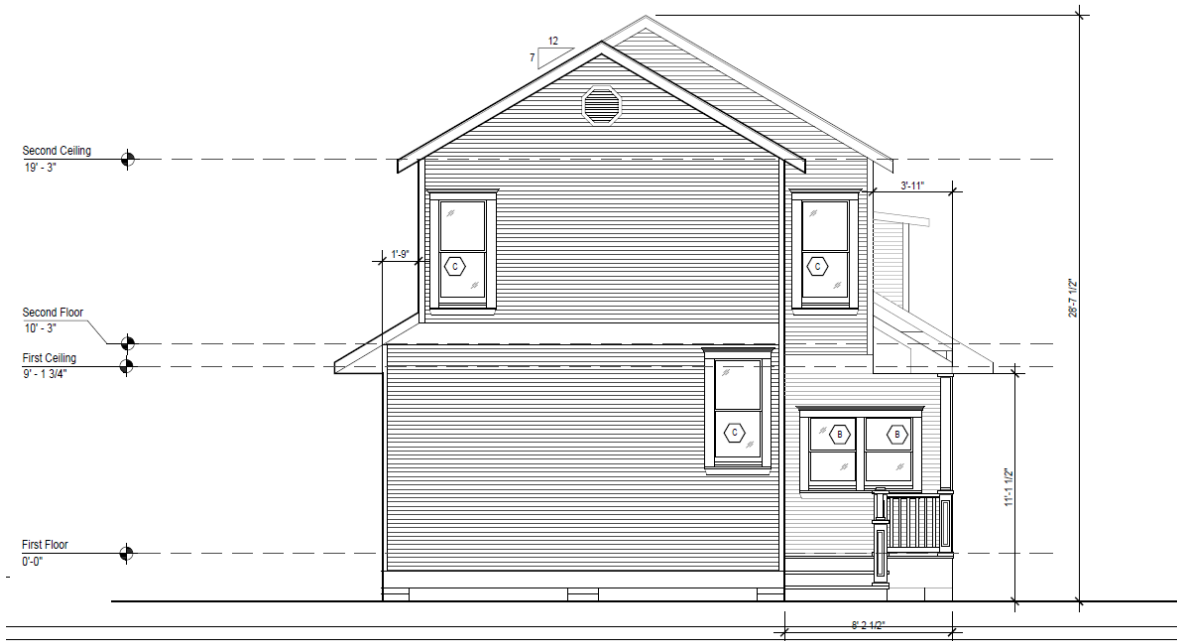


WEST REAR ELEVATION

EXISTING



PROPOSED



WINDOW AND DOOR SCHEDULES

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Abare Carlberg Residence: 1233 Rutland St, Houston, TX 77008
September 24, 2021

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1. All windows are Jeld-Wen Sitaline all-wood double hung windows, unless noted otherwise
 2. All dimensions are frame sizes
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 6. Temper where required
 7. All interior doors are painted solid wood 2-panel doors, unless noted otherwise

PROPOSED WINDOW SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	FRAME WIDTH	FRAME HEIGHT	Top of sill, A.F.F.	NOTES
A	5	Living room, bedroom 2, & family room	Double-hung	35-3/8"	64"	19-3/4"	Model no. SWD3564, meets egress
A1	6	Master bedroom & upstairs landing	Double-hung	35-3/8"	64"	24"	Model no. SWD3564
B	5	breakfast nook & family room	Double-hung	31-3/8"	44"	39-3/4"	Model no. SWD3144
C	2	stairs	Double-hung	31-3/8"	64"	24"	Model no. SWD3164
D	1	Bathroom 2	fixed	49-3/8"	24"	60"	Model no. SCDP4924
E	3	Dormers	Double-hung	35-3/8"	36"	40"	Model no. SWD3536
F	1	Master bathroom shower	fixed, octagon	24"	24"	60-1/2"	Jeldwen 24" octagon window

PROPOSED DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
1-1	1	Front entry	Exterior swing door	3'	6'-8"	Exterior lock set; finish TBD	Painted, solid wood, half lite door
1-2	1	Family room	Exterior Swing french doors	5' (two 2'6" doors)	6'-8"	Exterior lock set; finish TBD	full light doors

CURRENT WINDOW SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	FRAME WIDTH	FRAME HEIGHT	Top of sill, A.F.F.	NOTES
AA	11	Various	Double-hung	35-3/8"	64"	19-3/4"	2 at back out house to be removed, the rest to remain
BB	1	Bedroom 2	Double-hung	35-3/8"	36"	51-3/4"	To be removed
CC	1	Kitchen	Double-hung	35-3/8"	44"	45"	Existing to remain
DD	3	Master bedroom	Double-hung	31 - 3/8"	36"	47"	To be removed
EE	1	Master bathroom	Double-hung	20-1/4"	36"	46"	To be removed

CURRENT DOOR SCHEDULE							
SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT		NOTES
EX-1	1	Front entry	Exterior Swing door	3'	6'-8"		non-original door to be replaced with half lite door
EX-2	1	Kitchen side door	Exterior Swing door	2'-8"	6'-8"		Existing to remain
EX-3	1	Master bedroom	Exterior Swing french doors	70"	6'-8"		To be removed

ATTACHMENT A

APPLICANT'S MATERIAL